



Application ref: 2018/6315/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 27 February 2019

**Development Management**  
Regeneration and Planning  
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5 Arches Design & Planning  
50 Oak Road  
Glington  
Peterborough  
PE6 7LD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Flat A**  
**Olive Green**  
**13 St Augustine's Road**  
**London**  
**NW1 9RL**

Proposal: Submission of front railings and gate details, as required by condition 4 of planning permission 2018/2928/P (dated 28/09/2018) for the 'Alterations to front boundary treatment and garden including: the removal of no.2 piers and a gate and replacement with dwarf wall and metal railings; the repositioning and sizing of bin store; and relandscaping all in connection with residential units (Class C3)'

Drawing Nos: (Prefix: 5ADP 566-02F) 01/03, 02/03 and 03/03

The Council has considered your application and decided to grant approval of details.

Informative(s):

#### **1 Reason for granting permission.**

The principle of the size, location and materials of the replacement railing and gate was assessed and approved as part of the original planning permission. The remit of this condition is to assess the detailed design of the proposal to ensure that it is appropriate for its setting.

Full specifications of the proposed railings and gate have been submitted. The replacements would be cast iron metal painted black, with the design of the railings and gate simple but in keeping with the aesthetic of the host property and surrounding streetscene, with similar railings nearby. It is therefore considered that the details are appropriate and would preserve the character and appearance of the conservation area.

The planning history of the site has been taken into account when coming to this decision. No comments have been received in relation to the proposed development.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The details also accord with the London Plan 2016 and the NPPF 2019.

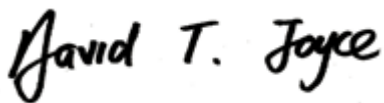
- 2 You are advised that all conditions relating to planning permission granted on 2018/2928/P (dated 28/09/2018) which need details to be submitted, have now been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning